

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Corrected - Monday, October 1, 2012 – 11:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chairman*
Grace Amodeo, *Secretary*
Michael Haymans
Charlotte Ventola

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
Roxann Read, Planner II
Elizabeth Spicer, Event Planner
Tom Henry, Community Services
Kathy Knee, Recorder

Members Absent

Nathaniel Cooley

Guests

I. Call to Order

Chairman James Herston called the October 1, 2012 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 11:03 a.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken; Secretary Grace Amodeo confirmed a quorum was present.

IV. Additions/Deletions to Agenda – None.

V. Approval of Minutes

A Motion was presented by Michael Haymans, seconded by Grace Amodeo and unanimously approved to accept the Minutes of the September 10, 2012 meeting as written.

VI. Commissioner Comments

Commissioner Deutsch reported the BCC has had a discussion regarding restrooms at the park. This item was not approved at the last BCC meeting but he noted the County made a commitment to install restrooms and they must meet the ADA standards; he does not believe there could be a variance from State Code. This issue was addressed favorably in the newspaper. Commissioner Deutsch also reported the BCC approved the County's Budget without an impact to services or an increase in taxes.

VII. Public Comments

Harry Thomas advised he has been attending the Advisory Committee meetings for some time now but it seems the majority of the focus is on activities relating to parks and recreation and not redevelopment. People in the community want to know their TIF money is being spent wisely and not just on the park. Mr. Thomas asked the Committee to patiently listen and hear what the public has to say when they speak at the podium. He believes ideas are needed that can be used to convince someone to come into the area and buy. The TIF money needs to be increased so more can be done in the CRA. Redevelopment is about business. Mr. Thomas questioned how useful the Committee is in bringing business into the area or contributing to the redevelopment of the CRA.

I. Development Review Report – Jim Herston reported Advanced Auto Parts received their CO.

Old Business

Bayshore Park Update – Tom Henry of the Community Services Department reported on the four projects in the Bayshore Live Oak Park. The playground will be started within the next few months; replacement of the sidewalk due to recent storm damage will be started after the playground is complete; the new restroom building has been put on hold by the BCC; and shoreline stabilization project has also been put on hold. The Committee thought the sidewalk should be a top priority. Staff will report this request to Community Services and Facilities.

Events Update - Elizabeth Spicer distributed her report and mentioned that the events at the park are paying for themselves. Funds have not been budgeted for events for the 2012-13 fiscal year but she feels the events will continue to be successful. Ms. Spicer noted many real estate professionals are interested in the events especially since they are becoming annual events and getting the area recognized. Michael Haymans noted that the events in the park were initiated and continue to be encouraged because they keep the area busy, which discourages transients from lingering.

Sibley Bay Property – Bob Hebert reported the Sibley Bay property, which had 12 units and is located near the rental car business, was purchased and the buildings were demolished. Affordable housing was being planned but because density units are needed, as well as changes to the zoning and comp plans, the proposed affordable housing project will not move forward because it could not be finalized within the terms of the grant and the cost would be prohibitive. If the County reimburses the grant (\$243,000), the property could be used for other uses. The property is just under 2 acres and is zoned CI; NBR was the suggested land use. This property could be used for storm water retention. Michael Haymans suggested the Committee decide what the area needs; something that might help the area grow and is not being met by the local businesses. ***A Motion was presented by Michael Haymans, seconded by Garland Wilson and unanimously approved to support the repayment of the grant and holding the property until its best use is determined.*** Ms. Forester recommended that someone from CRA Advisory Committee attend the BCC meeting to show support for this item.

Architectural Standards – Debrah Forester advised that two revised pages to the Architectural Standards were distributed at the start of the meeting; please substitute those pages into the meeting packet. Ms. Forester showed pictures of the new Advanced Auto building and noted this building demonstrates the Architectural Standards are working. Jim Herston mentioned that although the front facades always look nice, the sides of the buildings fall short and this may need to be addressed in the Standards. Discussion followed and other revisions included:

Delete exterior stairs provision. ***A Motion was presented by Michael Haymans, seconded by Grace Amodeo and unanimously approved to strike Paragraph 4 on Page 8 with regard to exterior stairs.***

On Page 4, at the bottom, Class V was deleted therefore the first sentence in the last paragraph on Page 4 should be deleted. ***A Motion was presented by Michael Haymans, seconded by Garland Wilson and unanimously approved to delete the first sentence in the last paragraph on Page 4 which mentions Class V Projects; the second sentence should remain.***

Under Building Orientation on Page 5, the second sentence should begin with a capital "B".

Discussion turned to Section 8 on Page 13 regarding verandas and metal roofs and how many points should be required to meet requirements. Garland Wilson suggested 2 points for veranda; 2 points for metal roof; all other improvements would be worth 1 point. The requirement is to reach 4 points. ***A Motion was presented by Grace Amodeo, seconded by Michael Haymans and unanimously***

approved to revise the point system as noted above. Staff will make these revisions and submit a final draft for approval at the next meeting.

Toward Walkable Places Report – Debrah Forester noted that this Toward Walkable Places Report was distributed at the September meeting for Committee review. Ms. Forester briefly reviewed the presentation. The design for Parmely would be funded through TIF monies. Watershed management projects will be discussed at an upcoming MSBU meeting; funding assistance will be included in the discussion. **A Motion was presented by Michael Haymans, seconded by Grace Amodeo and unanimously approved to accept the Toward Walkable Places Report and its recommendations and use it as a basis for analyzing future improvements in the CRA.**

Hands Across the Harbor – Debrah Forester mentioned that a copy of the sponsorship form was forwarded with the meeting packet and Ms. Forester distributed business cards for circulation throughout the community.

X. New Business

Variance Request – Debrah Forester advised that a copy of the Variance Request was attached to the meeting packet. **A Motion was presented by Michael Haymans, seconded by Garland Wilson and unanimously approved to approve the variance request.**

Revitalization Plan – Debrah Forester noted a copy of the Revitalization Plan Guidelines were included with the meeting packet. This is being brought to the Committee's attention because the plan has to do with density. The need for density and securing units is sometimes a challenge. The revitalization process may be helpful tool. It was created in the Smart Charlotte 2050 Plan. 13,092 units for potential density use have been identified on the future land use map and we should try to secure some for Charlotte Harbor. Charlotte Harbor could qualify because it is a CRA but it must have a Revitalization Plan. In order to have this done within the next year, the best recourse would be to ask the BCC to agree to have a consultant create a plan for Charlotte Harbor. Property owners would not have to buy density if this revitalization process was created. The cost of a consultant is not known at this time; staff could investigate. Jim Herston suggested that a committee be established to determine what should be included in the revitalization plan and then he could prepare a draft. Ms. Forester asked the Advisory Committee if they would like to schedule a work session to determine what would need to be included in a Revitalization Plan or would they like her to go to the BCC first and get their priority list with the idea that the Advisory Committee will get it done. **A Motion was presented by Michael Haymans and seconded by Jim Herston to instruct staff to approach the BCC to have the CRA, or a portion thereof, established as a Revitalization Planned Neighborhood. Motion passed 4-1; Grace Amodeo opposed.**

XI. Correspondence/Communications – The following information was forwarded with the meeting packet:

- Minutes from Punta Gorda CRA meetings of September 5, 2012 and September 19.

XII. Public Comments

Delmar Wooden thanked the Committee for approving his variance request. Mr. Wooden also noted that with regard to the design requirements a widow's walk or a cupola goes well with a metal roof so the Committee might want to include verbiage to address that. With regard to reconstruction or house elevation in areas around the neighborhood oak trees, he thought it would be best to address each request on an individual basis and flexibility will be needed.

Harry Thomas advised that there is about a 200-300 foot stretch of sidewalk on Bayshore in front of the dog park that was ruined by equipment riding over it. Mr. Thomas also asked if it would be possible to move the pavilion closer to the restroom to eliminate the cost of building the new facility.

XIII. Staff Comments – Ms. Forester advised that the stormwater projects have been approved and will now go to the Purchasing Department. The Chair was provided with a letter for his signature supporting and confirming participation in the Brownfield grant application/program. Jim Herston advised that he is the owner of 4 pieces of property on US 41.

XIV. Attorney Comments – Derek Rooney was not present at this time.

XIV. Member Comments

Charlotte Ventola asked if the November 5 meeting could be rescheduled to either the week of November 12 or November 19. Staff will check schedules and room availability.

Grace Amodeo noted she would like to address Harry Thomas' comments from earlier in the meeting and stated the events in the park keep out undesirables. The Advisory Committee has supported the exclusion of alcohol from the CRA parks, offered input on the Melbourne Bridge, and the Riverwalk project and tries to improve things with what is available. ~~Mr~~Ms. Amodeo invited Mr. Thomas to join the Advisory Committee; there is a vacancy.

Jim Herston voiced that he thought the Advisory Committee was fortunate to have members who are passionate.

XVI. Next Meeting Date

The exact date for the November meeting is under consideration. An e-mail will be sent out once a date is confirmed.

XVII. Adjournment

There being no further business, the meeting ADJOURNED at 1:21 p.m.

Respectfully submitted,



Grace E. Amodeo, Secretary

Approved: